136.0	0002	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,119,100 / 1,119,100
					USE VALUE:	1,119,100 / 1,119,100
					ASSESSED:	1,119,100 / 1,119,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
54		BRANTWOOD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HALLIDAY MARK/TR &
Owner 2:	AIKENHEAD TARRANT ELLEN/TR
Owner 3:	AIKENHEAD HALLIDAY FAMILY TR
Street 1:	54 BRANTWOOD ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	AIKENHEAD TARRANT ELLEN -
Owner 2:	HALLIDAY MARK -
Street 1:	54 BRANTWOOD ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 8,187 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1903, having primarily Wood Shingle Exterior and 2981 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8187.000	520,000		599,100	1,119,100
Total Card	0.188	520,000		599,100	1,119,100
Total Parcel	0.188	520,000		599,100	1,119,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 375.46 | /Parcel: 375.4

Legal Description

User Acct 87168

GIS Ref

GIS Ref

Insp Date 08/29/17

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 136.0-0002-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	519,900	0	8,187.	599,000	1,118,900	1,118,900	Year End Roll	12/18/2019
2019	101	FV	413,800	0	8,187.	632,300	1,046,100	1,046,100	Year End Roll	1/3/2019
2018	101	FV	412,100	0	8,187.	465,900	878,000	878,000	Year End Roll	12/20/2017
2017	101	FV	412,100	0	8,187.	446,000	858,100	858,100	Year End Roll	1/3/2017
2016	101	FV	412,100	0	8,187.	412,700	824,800	824,800	Year End	1/4/2016
2015	101	FV	402,500	0	8,187.	346,100	748,600	748,600	Year End Roll	12/11/2014
2014	101	FV	401,300	0	8,187.	338,100	739,400	739,400	Year End Roll	12/16/2013
2013	101	FV	401,300	0	8,187.	322,200	723,500	723,500		12/13/2012

!10537!

PRINT

Date	Time
12/11/20	00:49:56

LAST REV

Date	Time
10/17/19	11:12:57
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10537

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
AIKENHEAD TARRA	66342-471		11/5/2015	Convenience	99	No	No		
ROWE CLARISSA--	52895-546		6/1/2009		750,000	No	No		
	17905-273		3/1/1987		330,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/2/2014	280	Redo Bat	7,000					
12/23/2010	2433	Re-Roof	9,000					
3/30/2009	174	Manual	3,030					

ACTIVITY INFORMATION

Date	Result	By	Name
8/29/2017	Meas/Inspect	HS	Hanne S
6/12/2014	External Ins	PC	PHIL C
11/20/2008	Meas/Inspect	189	PATRIOT
5/6/2000	Inspected	276	PATRIOT
11/4/1999	Measured	266	PATRIOT
7/27/1992		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	87168
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8187		Sq. Ft.	Site		0	90.	0.81	10									599,050						599,100	

Total AC/HA: 0.18795 | Total SF/SM: 8187 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 599,050 | Spl Credit | Total: 599,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1903	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	15 - Carpet	10	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	3	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.11044550
Const Adj.:	1.00869930
Adj $ / SQ:	140.013
Other Features:	109000
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	706537
Depreciation:	186526
Depreciated Total:	520011

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	1998
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	M
Totals			
1	9	4	

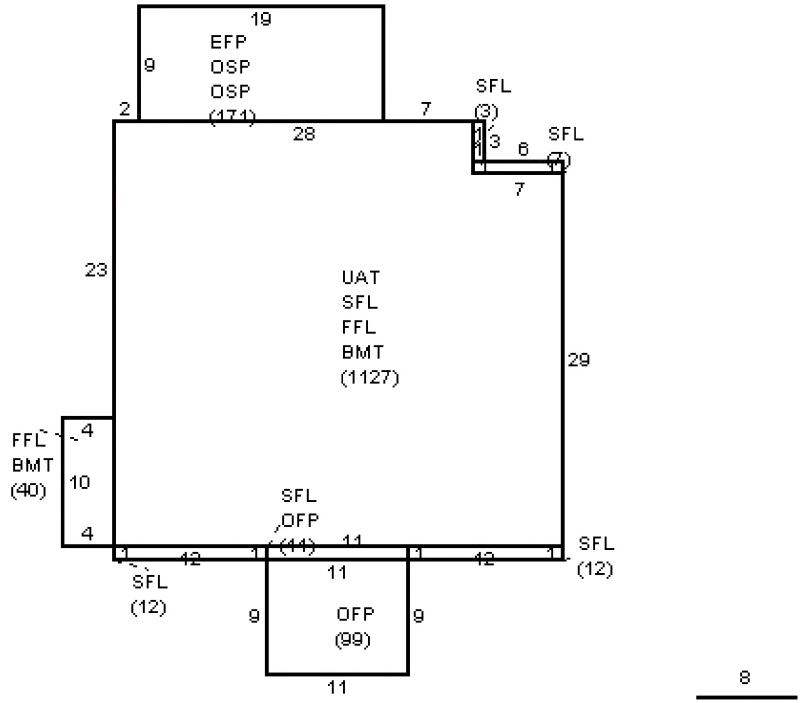
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	186.22
Special Features:	0	Val/Su Net:	119.49
Final Total:	520000	Val/Su SzAd	228.03

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,167	58.390	68,136
FFL	First Floor	1,167	140.010	163,395
SFL	Second Floor	1,113	140.010	155,891
OSP	Screen Porch	342	23.660	8,092
UAT	Upper Attic	282	56.010	15,779
EFP	Enclos Porch	171	43.520	7,442
OFP	Open Porch	110	31.770	3,495

	Net Sketched Area:	4,352		Total:	422,230
Size Ad	2280.4000	Gross Are	5256	FinArea	2981

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60	A	
SFL	95				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

136.0-0002-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	